HOUSING NOW

Québec CMA

Canada Mortgage and Housing Corporation

Date Released: Fourth quarter 2008

Québec area residential construction slows down in the third quarter

In the Québec census metropolitan area (CMA), housing activity slowed down in the third quarter of 2008. According to Canada Mortgage and Housing Corporation (CMHC), 1,006 dwellings were started from July to September, compared to 1,290 during the same quarter last year, for a decrease of 22 per cent. This decline in starts followed five quarterly year-over-year gains.

The slowdown observed this past quarter was essentially due to the rental housing segment. In fact, 75 units of this type were started in the third quarter of this year, compared to 469 during the corresponding period in 2007.

Meanwhile, the construction of freehold homes[1] increased. In fact, starts of such dwellings rose from 706 units in the third quarter of 2007 to 749 during the same period in 2008. This gain was mainly

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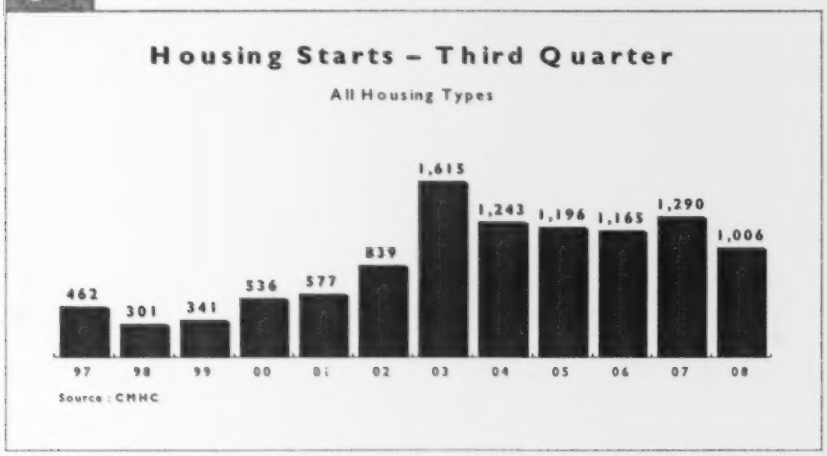

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[1] Freehold homes refer to dwellings where the owner also holds the title of ownership to the land (single-detached, semi-detached and row houses, as well as duplexes).

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HOME TO CANADIANS

attributable to semi-detached homes, thanks to their affordability. An upward trend was also noted for condominiums, which are another housing type that appeals to buyers.

Starts up slightly for the first nine months of the year

From January to September, 4,029 dwellings were started in the Québec CMA, compared to 4,000 during the first three quarters of 2007, for a gain of 1 per cent. While rental housing activity went down (-22 per cent), condominium construction rose sharply (+85 per cent).

The situation remained relatively stable in the freehold home segment, as starts of this type fell by 2 per cent in the first three quarters of 2008, in comparison with the same period in 2007. However, while single-detached housing starts declined by 10 per cent, semi-detached home building went up significantly (+84 per cent).

In all urban centres with 10,000 or more inhabitants across Quebec, 30,427 starts were enumerated from January to September 2008, for a decrease of 4 per cent from the same period in 2007. In Quebec, all CMAs except Montréal posted increases in starts for the first nine months of the year. The gains were 2 per cent in Gatineau, 26 per cent in Saguenay, 6 per cent in Trois-Rivières and 2 per cent in Sherbrooke. In the Montréal CMA, activity fell by 8 per cent.

Resale market

In the third quarter, existing home sales increased in the Québec CMA over the corresponding period in 2007. In fact, according to Multiple Listing Service (MLS)® data, 1,713 transactions were registered from July to September 2008, or 13 per cent more than during the same period in 2007. The resale market has remained very active this year as, for the first three quarters, total sales reached 6,343 units—the highest result in the last eight years.

The economic environment remained favourable in 2008. Despite a rise in new listings, the strong demand on the existing home market kept active listings at relatively low levels. Consequently, the seller-to-buyer ratio has decreased slightly since the beginning of the year and currently stands at 4.8 to 1. From July to September 2008, the average price of properties sold in the CMA was $196,155, or 10.5 per cent higher than during the same period in 2007.

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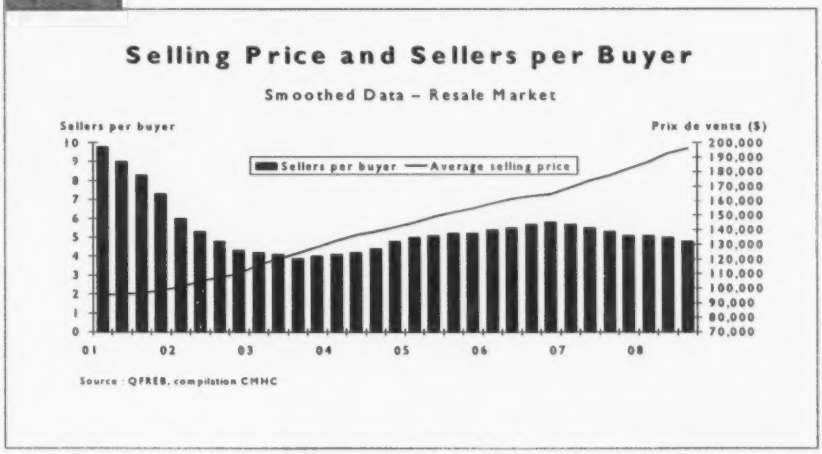
Figure 2

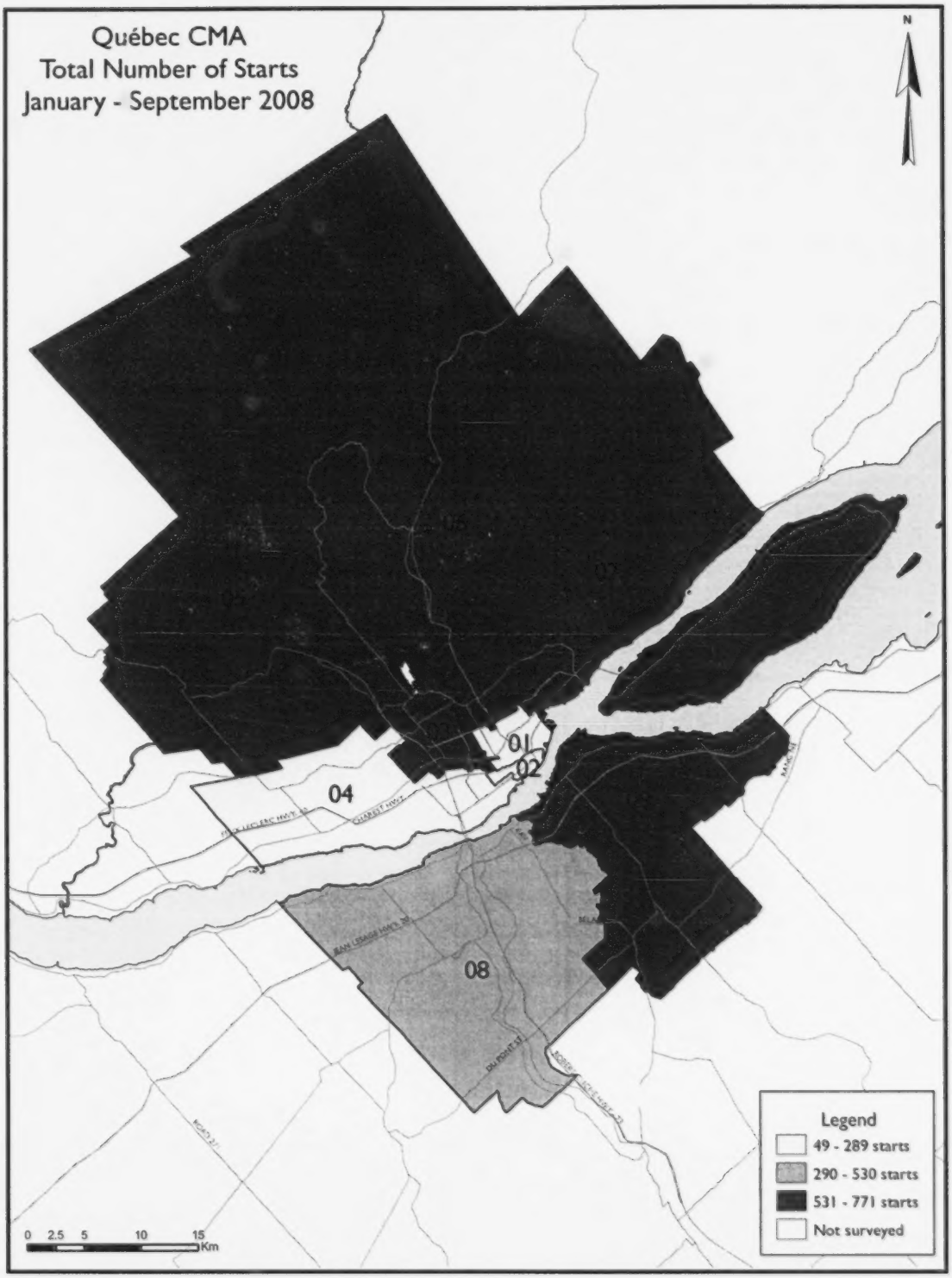


The price of single-detached houses reached $213,000 in the third quarter, for the strongest increase (+12 per cent) among the different housing types, compared to the same quarter a year earlier. The condominium segment was very active, as new listings were up slightly (+3 per cent) for the first nine months of the year over the same period in 2007, while active listings were down by 15 per cent. This strong activity led to a marked decrease in the seller-to-buyer ratio, which stood at 5.4 to 1 this past quarter, down from 6.8 to 1 in the third quarter of 2007. The average price of condominiums reached close to $166,000 in the third quarter of this year (+9 per cent).

Market conditions remained very tight for semi-detached homes, with a seller-to-buyer ratio of 2.8 to 1. The rise in listings was not sufficient to fully meet demand, which resulted in a significant advantage for sellers. In fact, semi-detached houses had the shortest listing period, at 54 days. In the third quarter of this year, such homes were selling for an average of $161,000, up by 8.5 per cent over the corresponding quarter in 2007.

It was in the northern suburbs[2] of the CMA that the price increases were the strongest for single-detached houses (+13 per cent). However, the centre of the CMA had the highest average price for homes of this type, at $257,000 in the third quarter of 2008 (+11.4 per cent). By comparison, the average price of single-detached houses in the northern suburbs reached $198,000, a slightly higher level than in the southern suburbs ($195,000).

[2] Geographical sectors are North Centre (zones 1 to 4), Northern Suburbs (zones 5 to 7), and South Shore (zones 8 to 9).


Québec CMA
Total Number of Starts
January - September 2008
N
01
02
04
05
07
08
0 2.5 5 10 15
Km
Legend
49 - 289 starts
290 - 530 starts
531 - 771 starts
Not surveyed

ZONE DESCRIPTIONS - QUEBEC CMA		
Zones	**Municipalities and Zones**	**Large Zones**
Zone 1	Lower Town Québec, Vanier	North Centre
Zone 2	Upper Town Québec	North Centre
Zone 3	Québec-Des Rivières (Neufchatel, Duberger, Les Saules, Lebourgneuf), Ancienne-Lorette	North Centre
Zone 4	Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	North Centre
Zone 5	Val-Belair, Saint-Emile, Loretteville, Lac-Saint-Charles, Lac Delage, Valcartier, Shannon, Lac-Saint-Joseph, Sainte-Catherine-de-la-Jacques-Cartier, Fossambault	Northern Suburbs
Zone 6	Charlesbourg, Lac-Beauport, Stoneham-Tewkesbury	Northern Suburbs
Zone 7	Beauport, Sainte-Brigitte-de-Laval, Boischatel, L'Ange-Gardien, Château-Richer, l'Ile-d'Orleans	Northern Suburbs
Zone 8	Charny, Saint-Romuald, Saint-Jean-Chrysostome, Saint-Nicolas, Saint-Rédempteur, Breakeyville, Saint-Lambert, Saint-Etienne	South Shore
Zone 9	Levis, Pintendre, Saint-Joseph-de-Levy, Saint-Etiennede-Beaumont	South Shore

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Québec CMA
Third Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2008	533	106	110	0	13	169	0	54	1,006
Q3 2007	562	38	106	0	3	112	3	426	1,290
% Change	-5.2	178.9	3.8	n/a	**	50.9	-100.0	-87.3	-22.0
Year-to-date 2008	1,561	354	279	0	45	775	0	924	4,029
Year-to-date 2007	1,733	192	325	0	11	433	3	1,224	4,000
% Change	-9.9	84.4	-14.2	n/a	**	79.0	-100.0	-24.5	0.7
UNDER CONSTRUCTION									
Q3 2008	653	110	107	0	45	660	0	1,128	2,773
Q3 2007	627	52	91	0	3	337	7	1,082	2,278
% Change	4.1	111.5	17.6	n/a	**	95.8	-100.0	4.3	21.7
COMPLETIONS									
Q3 2008	685	180	146	0	8	367	0	373	1,960
Q3 2007	802	98	175	0	8	262	0	273	1,642
% Change	-14.6	83.7	-16.6	n/a	0.0	40.1	n/a	36.6	19.4
Year-to-date 2008	1,407	348	283	0	11	609	4	880	3,743
Year-to-date 2007	1,625	180	348	0	8	566	0	570	3,369
% Change	-13.4	93.3	-18.7	n/a	37.5	7.6	n/a	54.4	11.1
COMPLETED & NOT ABSORBED									
Q3 2008	80	35	34	0	6	174	0	134	463
Q3 2007	36	26	55	0	1	189	0	233	540
% Change	122.2	34.6	-38.2	n/a	**	-7.9	n/a	-42.5	-14.3
ABSORBED									
Q3 2008	652	177	159	0	4	357	0	380	1,729
Q3 2007	821	93	154	0	7	318	0	273	1,666
% Change	-20.6	90.3	3.2	n/a	-42.9	12.3	n/a	39.2	3.8
Year-to-date 2008	1,370	334	290	0	6	624	6	959	3,589
Year-to-date 2007	1,659	189	328	0	7	659	0	641	3,483
% Change	-17.4	76.7	-11.6	n/a	-14.3	-5.3	n/a	49.6	3.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre nord									
Q3 2008	81	16	20	0	3	21	0	15	177
Q3 2007	85	16	8	0	3	30	0	304	486
Périphérie nord									
Q3 2008	377	58	76	0	6	100	0	19	636
Q3 2007	341	16	53	0	0	51	3	93	557
Rive sud									
Q3 2008	70	26	14	0	4	48	0	20	182
Q3 2007	126	6	45	0	0	31	0	29	237
Québec CMA									
Q3 2008	533	106	110	0	13	169	0	54	1,006
Q3 2007	562	38	106	0	3	112	3	426	1,290
New City of Québec									
Q3 2008	263	66	80	0	9	101	0	26	566
Q3 2007	178	24	51	0	3	75	3	389	763
New City of Lévis									
Q3 2008	50	30	14	0	4	48	0	15	161
Q3 2007	123	6	45	0	0	31	0	29	234
UNDER CONSTRUCTION									
Centre nord									
Q3 2008	104	14	20	0	35	254	0	538	965
Q3 2007	101	16	14	0	3	222	0	638	1,058
Périphérie nord									
Q3 2008	452	62	76	0	6	331	0	178	1,175
Q3 2007	382	20	41	0	0	65	3	409	935
Rive sud									
Q3 2008	91	26	11	0	4	75	0	412	619
Q3 2007	136	16	36	0	0	50	4	35	277
Québec CMA									
Q3 2008	653	110	107	0	45	660	0	1,128	2,773
Q3 2007	627	52	91	0	3	337	7	1,082	2,278
New City of Québec									
Q3 2008	288	64	78	0	41	565	0	704	1,810
Q3 2007	216	26	45	0	3	273	3	969	1,614
New City of Lévis									
Q3 2008	63	32	11	0	4	75	0	412	597
Q3 2007	132	12	36	0	0	50	4	35	269

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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Third Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Centre nord									
Q3 2008	84	38	5	0	0	153	0	191	624
Q3 2007	129	26	27	0	8	87	0	27	304
Périphérie nord									
Q3 2008	426	92	109	0	0	138	0	156	921
Q3 2007	429	50	73	0	0	93	0	172	841
Rive sud									
Q3 2008	172	50	32	0	8	76	0	26	412
Q3 2007	228	22	75	0	0	82	0	74	481
Québec CMA									
Q3 2008	685	180	146	0	8	367	0	373	1,960
Q3 2007	802	98	175	0	8	262	0	273	1,642
New City of Québec									
Q3 2008	252	80	96	0	0	271	0	311	1,163
Q3 2007	277	64	83	0	8	180	0	191	827
New City of Lévis									
Q3 2008	121	34	32	0	8	76	0	16	335
Q3 2007	218	14	68	0	0	82	0	74	456
COMPLETED & NOT ABSORBED									
Centre nord									
Q3 2008	13	3	3	0	0	78	0	65	162
Q3 2007	13	8	9	0	1	62	0	101	194
Périphérie nord									
Q3 2008	36	14	14	0	0	60	0	62	186
Q3 2007	12	13	22	0	0	74	0	97	218
Rive sud									
Q3 2008	31	18	17	0	6	36	0	7	115
Q3 2007	9	5	24	0	0	52	0	35	125
Québec CMA									
Q3 2008	80	35	34	0	6	174	0	134	463
Q3 2007	36	26	55	0	1	189	0	233	540
New City of Québec									
Q3 2008	41	10	14	0	0	128	0	84	277
Q3 2007	18	16	24	0	1	130	0	188	377
New City of Lévis									
Q3 2008	23	14	17	0	6	36	0	7	103
Q3 2007	10	3	24	0	0	53	0	35	125

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Centre nord									
Q3 2008	82	43	9	0	2	168	0	155	459
Q3 2007	130	23	24	0	7	135	0	82	401
Périphérie nord									
Q3 2008	412	86	107	0	0	121	0	195	921
Q3 2007	435	48	64	0	0	74	0	97	718
Rive sud									
Q3 2008	155	48	43	0	2	68	0	30	346
Q3 2007	238	22	66	0	0	108	0	94	528
Québec CMA									
Q3 2008	652	177	159	0	4	357	0	380	1,729
Q3 2007	821	93	154	0	7	318	0	273	1,666
New City of Québec									
Q3 2008	236	84	98	0	2	261	0	316	997
Q3 2007	287	58	75	0	7	189	0	162	778
New City of Québec									
Q3 2008	108	35	43	0	2	68	0	20	276
Q3 2007	230	16	59	0	0	109	0	92	506

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Québec CMA 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	2,144	300	406	0	11	729	3	1,564	5,284
% Change	-3.7	-6.3	3.8	n/a	-8.3	-28.9	-25.0	42.8	2.1
2006	2,226	320	391	0	12	1,026	4	1,095	5,176
% Change	-11.9	-22.0	13.0	n/a	200.0	-9.0	0.0	-20.0	-11.3
2005	2,528	410	346	0	4	1,127	4	1,368	5,835
% Change	-6.5	35.8	13.4	n/a	-69.2	-5.1	33.3	-18.2	-5.7
2004	2,704	302	305	0	13	1,187	3	1,672	6,186
% Change	1.1	32.5	15.1	n/a	-80.0	18.1	n/a	23.9	10.5
2003	2,674	228	265	0	65	1,005	0	1,350	5,599
% Change	14.9	32.6	62.6	n/a	**	101.0	n/a	20.9	30.8
2002	2,327	172	163	0	3	500	0	1,117	4,282
% Change	47.2	52.2	46.8	n/a	n/a	61.8	n/a	158.0	67.6
2001	1,581	113	111	0	0	309	0	433	2,555
% Change	25.3	82.3	65.7	n/a	-100.0	**	n/a	-42.1	12.3
2000	1,262	62	67	0	31	81	0	748	2,275
% Change	8.3	-62.2	26.4	n/a	n/a	-46.4	n/a	166.2	25.4
1999	1,165	164	53	0	0	151	0	281	1,814
% Change	5.1	-1.2	8.2	n/a	n/a	-34.9	n/a	-3.1	-1.7
1998	1,108	166	49	0	0	232	0	290	1,845

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
Québec - Basse-ville, Vanier	1	0	0	0	0	0	37	108	38	108	-64.8
Québec - Haute-ville	0	0	0	0	0	0	0	0	0	0	n/a
Québec - Des Rivières, L'Ancienne-Lorette	48	70	22	16	9	0	24	270	103	356	-71.1
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	36	25	0	0	8	7	2	0	46	32	43.8
Val-Bélair, Saint Émile, Loretteville, etc	167	118	40	8	0	0	31	46	238	172	38.4
Charlesbourg, Stoneham, etc	119	77	12	4	22	8	37	69	190	158	20.3
Beauport, Boischâtel, Île-d'Orléans, etc	92	146	6	4	6	0	105	77	209	227	-7.9
Charny, Saint-Romuald, Saint-Jean-Chr., etc	48	75	12	0	8	10	24	39	92	124	-25.8
Lévis, Pintendre, etc	22	51	14	6	10	31	44	25	90	113	-20.4
Québec CMA	533	562	106	38	63	56	304	634	1,006	1,290	-22.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Québec - Basse-ville, Vanier	1	1	0	0	0	0	70	122	71	123	-42.3
Québec - Haute-ville	0	0	0	0	0	0	49	0	49	0	n/a
Québec - Des Rivières, L'Ancienne-Lorette	130	233	60	34	41	11	396	848	627	1,126	-44.3
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	111	119	12	10	15	19	2	26	140	174	-19.5
Val-Bélair, Saint Émile, Loretteville, etc	431	441	42	46	5	4	151	114	629	605	4.0
Charlesbourg, Stoneham, etc	308	226	82	44	39	13	342	224	771	507	52.1
Beauport, Boischâtel, Île-d'Orléans, etc	250	298	50	16	10	0	394	400	704	714	-1.4
Charny, Saint-Romuald, Saint-Jean-Chr., etc	228	261	74	8	27	30	86	93	415	392	5.9
Lévis, Pintendre, etc	102	154	34	34	27	72	460	99	623	359	73.5
Québec CMA	1,561	1,733	354	192	164	149	1,950	1,926	4,029	4,000	0.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Québec - Basse-ville, Vanier	0	0	0	0	9	0	7	68
Québec - Haute-ville	0	0	0	0	0	0	0	0
Québec - Des Rivières, L'Ancienne-Lorette	9	0	0	0	16	34	8	236
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	8	7	0	0	2	0	0	0
Val-Bélair, Saint Émile, Loretteville, etc	0	0	0	0	23	8	8	38
Charlesbourg, Stoneham, etc	22	5	0	3	37	30	0	39
Beauport, Boischâtel, Île-d'Orléans, etc	6	0	0	0	94	61	11	16
Charny, Saint-Romuald, Saint-Jean-Chr., etc	8	10	0	0	24	21	0	18
Lévis, Pintendre, etc	10	31	0	0	24	14	20	11
Québec CMA	63	53	0	3	229	168	54	426

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Québec - Basse-ville, Vanier	0	0	0	0	30	11	19	71
Québec - Haute-ville	0	0	0	0	45	0	4	0
Québec - Des Rivières, L'Ancienne-Lorette	41	11	0	0	217	250	179	598
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	15	19	0	0	2	2	0	0
Val-Bélair, Saint Émile, Loretteville, etc	5	4	0	0	79	42	36	57
Charlesbourg, Stoneham, etc	39	10	0	3	269	115	73	109
Beauport, Boischâtel, Île-d'Orléans, etc	10	0	0	0	178	106	182	294
Charny, Saint-Romuald, Saint-Jean-Chr., etc	27	30	0	0	69	59	17	34
Lévis, Pintendre, etc	27	72	0	0	46	38	414	61
Québec CMA	164	146	0	3	935	623	924	1,224

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Québec - Basse-ville, Vanier	1	0	9	0	7	68	38	108
Québec - Haute-ville	0	0	0	0	0	0	0	0
Québec - Des Rivières, L'Ancienne-Lorette	80	90	15	30	8	236	103	356
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	46	29	0	3	0	0	46	32
Val-Bélair, Saint Émile, Loretteville, etc	227	134	3	0	8	38	238	172
Charlesbourg, Stoneham, etc	173	104	17	12	0	42	190	158
Beauport, Boischâtel, Île-d'Orléans, etc	112	172	86	39	11	16	209	227
Charny, Saint-Romuald, Saint-Jean-Chr., etc	68	87	24	19	0	18	92	124
Lévis, Pintendre, etc	42	90	28	12	20	11	90	113
Québec CMA	749	706	182	115	54	429	1,006	1,290

Table 2.5: Starts by Submarket and by Intended Market
January - September 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Québec - Basse-ville, Vanier	1	1	30	11	19	71	71	123
Québec - Haute-ville	0	0	45	0	4	0	49	0
Québec - Des Rivières, L'Ancienne-Lorette	202	308	246	220	179	598	627	1,126
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	140	139	0	11	0	0	140	174
Val-Bélair, Saint Émile, Loretteville, etc	522	529	35	4	36	57	629	605
Charlesbourg, Stoneham, etc	505	340	193	55	73	112	771	507
Beauport, Boischâtel, Île-d'Orléans, etc	336	360	152	60	182	294	704	714
Charny, Saint-Romuald, Saint-Jean-Chr., etc	329	305	69	53	17	34	415	392
Lévis, Pintendre, etc	159	268	50	30	414	61	623	359
Québec CMA	2,194	2,250	820	444	924	1,227	4,029	4,000

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
Québec - Basse-ville, Vanier	0	1	0	0	0	0	197	3	197	4	**
Québec - Haute-ville	0	0	0	0	0	0	4	0	4	0	n/a
Québec - Des Rivières, L'Ancienne-Lorette	41	102	24	16	3	11	274	124	342	253	35.2
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	45	42	14	10	0	8	24	3	83	63	31.7
Val-Bélair, Saint Émile, Loretteville, etc	210	195	2	24	5	4	89	34	306	257	19.1
Charlesbourg, Stoneham, etc	96	85	52	20	20	5	202	271	370	381	-2.9
Beauport, Boischâtel, Île-d'Orléans, etc	121	149	38	6	4	0	83	48	246	203	21.2
Charny, Saint-Romuald, Saint-Jean-Chr., etc	104	138	30	4	13	20	35	55	182	217	-16.1
Lévis, Pintendre, etc	68	90	20	18	27	47	115	109	230	264	-12.9
Québec CMA	685	802	180	98	72	95	1,023	647	1,960	1,642	19.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Québec - Basse-ville, Vanier	0	1	0	0	0	0	211	45	211	46	**
Québec - Haute-ville	0	0	0	0	0	0	4	0	4	0	n/a
Québec - Des Rivières, L'Ancienne-Lorette	114	216	76	26	3	31	452	350	645	623	3.5
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	102	127	26	16	14	17	26	65	168	225	-25.3
Val-Bélair, Saint Émile, Loretteville, etc	379	407	12	38	5	6	135	66	531	517	2.7
Charlesbourg, Stoneham, etc	229	181	68	46	23	5	306	313	626	545	14.9
Beauport, Boischâtel, Île-d'Orléans, etc	225	252	52	16	4	0	473	130	754	398	89.4
Charny, Saint-Romuald, Saint-Jean-Chr., etc	233	273	80	8	34	35	105	150	452	466	-3.0
Lévis, Pintendre, etc	125	168	34	30	69	62	124	289	352	549	-35.9
Québec CMA	1,407	1,625	348	180	152	156	1,836	1,408	3,743	3,369	11.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Québec - Basse-ville, Vanier	0	0	0	0	0	0	44	3
Québec - Haute-ville	0	0	0	0	0	0	4	0
Québec - Des Rivières, L'Ancienne-Lorette	3	11	0	0	131	100	143	24
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	8	0	0	24	3	0	0
Val-Bélair, Saint Émile, Loretteville, etc	5	4	0	0	30	18	59	16
Charlesbourg, Stoneham, etc	20	5	0	0	126	97	76	150
Beauport, Boischâtel, Île-d'Orléans, etc	4	0	0	0	62	42	21	6
Charny, Saint-Romuald, Saint-Jean-Chr., etc	13	20	0	0	28	31	7	24
Lévis, Pintendre, etc	27	47	0	0	48	59	19	50
Québec CMA	72	95	0	0	449	350	373	273

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Québec - Basse-ville, Vanier	0	0	0	0	14	6	44	39
Québec - Haute-ville	0	0	0	0	0	0	4	0
Québec - Des Rivières, L'Ancienne-Lorette	3	31	0	0	242	207	210	143
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	14	17	0	0	26	65	0	0
Val-Bélair, Saint Émile, Loretteville, etc	5	6	0	0	42	40	93	26
Charlesbourg, Stoneham, etc	23	5	0	0	170	133	136	156
Beauport, Boischâtel, Île-d'Orléans, etc	4	0	0	0	139	88	334	18
Charny, Saint-Romuald, Saint-Jean-Chr., etc	30	35	4	0	74	109	31	41
Lévis, Pintendre, etc	69	62	0	0	48	118	28	147
Québec CMA	148	156	4	0	755	766	880	570

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Third Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Québec - Basse-ville, Vanier	0	1	0	0	44	3	197	4
Québec - Haute-ville	0	0	0	0	4	0	4	0
Québec - Des Rivières, L'Ancienne-Lorette	70	145	129	84	143	24	342	253
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	59	52	24	11	0	0	83	63
Val-Bélair, Saint Émile, Loretteville, etc	241	237	6	4	59	16	306	257
Charlesbourg, Stoneham, etc	212	136	82	71	76	150	370	381
Beauport, Boischâtel, Île-d'Orléans, etc	175	179	50	18	21	6	246	203
Charny, Saint-Romuald, Saint-Jean-Chr., etc	147	164	28	29	7	24	182	217
Lévis, Pintendre, etc	107	161	56	53	19	50	230	264
Québec CMA	1,011	1,075	375	270	373	273	1,960	1,642

Table 3.5: Completions by Submarket and by Intended Market January - September 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Québec - Basse-ville, Vanier	0	3	14	4	44	39	211	46
Québec - Haute-ville	0	0	0	0	4	0	4	0
Québec - Des Rivières, L'Ancienne-Lorette	201	309	234	171	210	143	645	623
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	141	156	27	69	0	0	168	225
Val-Bélair, Saint Émile, Loretteville, etc	432	487	6	4	93	26	531	517
Charlesbourg, Stoneham, etc	392	288	98	77	136	156	626	545
Beauport, Boischâtel, Île-d'Orléans, etc	305	320	115	36	334	18	754	398
Charny, Saint-Romuald, Saint-Jean-Chr., etc	347	324	70	101	35	41	452	466
Lévis, Pintendre, etc	220	266	56	112	28	147	352	549
Québec CMA	2,038	2,153	620	574	884	570	3,743	3,369

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre nord													
Q3 2008	1	1.2	3	3.7	14	17.1	18	22.0	46	56.1	82	300,000	367,927
Q3 2007	15	11.5	17	13.1	28	21.5	35	26.9	35	26.9	130	250,000	271,577
Year-to-date 2008	5	2.4	6	2.9	36	17.3	49	23.6	112	53.8	208	300,000	343,870
Year-to-date 2007	28	9.0	49	15.8	78	25.2	75	24.2	80	25.8	310	245,000	264,758
Périphérie nord													
Q3 2008	111	26.9	53	12.9	113	27.4	75	18.2	60	14.6	412	210,000	226,887
Q3 2007	176	40.5	79	18.2	87	20.0	49	11.3	44	10.1	435	180,000	207,000
Year-to-date 2008	224	27.6	123	15.1	190	23.4	137	16.9	138	17.0	812	210,000	233,535
Year-to-date 2007	305	35.6	157	18.3	185	21.6	119	13.9	90	10.5	856	190,000	209,536
Rive sud													
Q3 2008	30	19.4	15	9.7	40	25.8	23	14.8	47	30.3	155	230,000	263,665
Q3 2007	65	27.3	30	12.6	60	25.2	47	19.7	36	15.1	238	210,000	228,304
Year-to-date 2008	55	16.1	36	10.5	102	29.8	61	17.8	88	25.7	342	220,000	255,572
Year-to-date 2007	99	22.1	62	13.8	124	27.7	96	21.4	67	15.0	448	220,000	231,934
Québec CMA													
Q3 2008	144	22.1	71	10.9	167	25.6	117	17.9	153	23.5	652	220,000	253,245
Q3 2007	256	31.2	127	15.5	176	21.4	136	16.6	126	15.3	821	200,000	225,739
Year-to-date 2008	286	20.9	165	12.0	328	23.9	250	18.2	341	24.9	1,370	220,000	255,972
Year-to-date 2007	437	26.3	272	16.4	395	23.8	302	18.2	253	15.3	1,659	200,000	227,528
New City of Québec													
Q3 2008	52	22.0	29	12.3	67	28.4	37	15.7	51	21.6	236	220,000	252,282
Q3 2007	83	28.9	54	18.8	64	22.3	46	16.0	40	13.9	287	200,000	224,045
Year-to-date 2008	106	20.1	81	15.4	123	23.3	86	16.3	131	24.9	527	220,000	254,498
Year-to-date 2007	175	26.1	130	19.4	158	23.6	109	16.3	98	14.6	670	200,000	225,001
New City of Lévis													
Q3 2008	15	13.9	7	6.5	25	23.1	17	15.7	44	40.7	108	260,000	289,907
Q3 2007	52	22.6	25	10.9	57	24.8	50	21.7	46	20.0	230	220,000	240,345
Year-to-date 2008	31	11.3	25	9.1	76	27.7	55	20.1	87	31.8	274	250,000	271,022
Year-to-date 2007	83	18.9	54	12.3	120	27.3	101	23.0	81	18.5	439	220,000	240,500

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2008						
Submarket	Q3 2008	Q3 2007	% Change	YTD 2008	YTD 2007	% Change
Québec - Basse-ville, Vanier	--	--	n/a	--	--	n/a
Québec - Haute-ville	--	--	n/a	--	--	n/a
Québec - Des Rivières, L'Ancienne-Lorette	355,000	259,571	36.8	329,741	254,529	29.5
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	372,727	319,643	16.6	355,808	284,846	24.9
Val-Bélair, Saint Émile, Loretteville, etc	210,613	199,929	5.3	210,185	199,075	5.6
Charlesbourg, Stoneham, etc	235,417	242,759	-3.0	266,637	247,104	7.9
Beauport, Boischâtel, Île-d'Orléans, etc	245,721	195,651	25.6	237,816	199,483	19.2
Charny, Saint-Romuald, Saint-Jean-Chr., etc	250,236	242,408	3.2	242,553	241,670	0.4
Lévis, Pintendre, etc	292,714	207,074	41.4	284,957	216,012	31.9
Québec CMA	253,245	225,739	12.2	255,972	227,528	12.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Québec Third Quarter 2008 vs Third Quarter 2007

	Number of Sales[1]	Yr/Yr[2] (%)	Number of Active Listings[1]	Yr/Yr[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Sellers per Buyer[1]	Yr/Yr[2] (%)
Québec - Basse-ville, Vanier								
Detached	12	-40.0	15	-48.3	164,524	16.8	3	-0.7
Semi-det. & row	--	--	--	--	--	--	--	--
Condominium	40	-20.0	116	2.7	155,498	10.6	8	-0.8
Total	119	-4.0	228	-19.2	174,089	11.3	6	-0.9
Québec - Haute-ville								
Detached	12	0.0	26	18.2	347,766	-11.4	7	0.5
Semi-det. & row	--	--	--	--	--	--	--	--
Condominium	93	17.7	246	-2.4	214,099	8.9	8	-1.5
Total	119	13.3	312	-2.5	238,411	4.1	8	-0.9
Québec - Des Rivières, L'Ancienne-Lorette								
Detached	84	35.5	89	-21.9	217,970	13.1	3	-0.9
Semi-det. & row	28	7.7	17	-26.1	161,028	11.7	2	-0.5
Condominium	34	0.0	41	-34.9	151,105	12.7	4	-0.7
Total	151	18.0	161	-24.1	191,913	12.7	3	-0.7
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin								
Detached	157	2.6	263	-0.8	285,808	12.0	5	-0.7
Semi-det. & row	23	-23.3	25	-13.8	200,385	11.6	3	-0.6
Condominium	75	-8.5	86	-42.3	193,427	14.0	4	-1.8
Total	259	-4.4	388	-15.3	248,458	12.9	4	-0.9
Val-Bélair, Saint Émile, Loretteville, etc								
Detached	210	24.3	313	7.2	191,533	14.3	4	-0.3
Semi-det. & row	37	12.1	43	48.3	152,637	11.6	2	-0.5
Condominium	--	--	--	-	--	--	--	--
Total	266	25.5	395	7.6	182,594	12.9	4	-0.4
Charlesbourg, Stoneham, etc								
Detached	155	26.0	267	9.4	209,527	12.3	5	0.2
Semi-det. & row	27	28.6	32	39.1	153,220	9.6	3	0.3
Condominium	55	-5.7	68	-52.1	125,998	6.5	4	-2.5
Total	246	20.0	399	-7.4	179,655	9.7	5	-0.6

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All figures contained in this publication are smoothed data, except for sales and active listings.
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
Raw data: data observed for the current quarter
*** % Change greater than 100 %
- -: data not available when fewer than 11 sales are recorded during the quarter
[1]Source: FCIQ
[2]Source: CMHC, adapted from MLS® data supplied by FCIQ

Table 5: MLS® Residential Activity for Québec Third Quarter 2008 vs Third Quarter 2007

	Number of Sales[1]	Yr/Yr[2] (%)	Number of Active Listings[1]	Yr/Yr[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Sellers per Buyer[1]	Yr/Yr[2] (%)
Beauport, Boischâtel, Île-d'Orléans, etc								
Detached	165	7.8	321	0.9	196,561	12.4	6	0.1
Semi-det. & row	25	78.6	28	21.7	134,562	-0.4	4	0.1
Condominium	30	42.9	59	-10.6	127,470	9.8	5	-2.3
Total	243	22.7	455	-1.5	182,437	8.9	6	-0.3
Charny, Saint-Romuald, Saint-Jean-Chr., etc								
Detached	137	20.2	250	5.5	196,452	8.0	5	-0.2
Semi-det. & row	17	6.3	34	25.9	152,928	10.8	4	0.5
Condominium	22	4.8	28	-3.5	141,191	9.1	4	-0.8
Total	183	13.0	325	4.2	183,855	7.9	5	-0.1
Lévis, Pintendre, etc								
Detached	81	17.4	159	6.0	193,497	13.2	6	-0.2
Semi-det. & row	11	-26.7	16	-23.8	160,934	10.1	3	-1.5
Condominium	15	-16.7	44	-18.5	153,187	-3.8	9	1.4
Total	127	8.6	248	-2.8	183,656	11.4	6	0.0
Québec CMA								
Detached	1,013	15.8	1,702	1.7	213,242	11.8	5	-0.3
Duplex	157	37.7	308	-12.8	211,615	9.8	6	-0.4
Semi-det. & row	172	5.5	205	9.6	161,254	8.5	3	-0.2
Condominium	371	0.3	696	-21.4	165,874	9.2	5	-1.4
Total	1,713	12.6	2,912	-6.0	196,155	10.5	5	-0.5

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All figures contained in this publication are smoothed data, except for sales and active listings.

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

Raw data: data observed for the current quarter

*** %Change is greater than 100 %

- -: data not available when fewer than 11 sales are recorded during the quarter

[1]Source: FCIQ

[2]Source: CMHC, adapted from MLS® data supplied by FCIQ

Table 6: Economic Indicators
Third Quarter 2008

		Interest Rates			NHPI, Total, Québec CMA 1997=100	CPI, 2002 =100	Québec Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	142.7	108.8	372.2	5.6	65.4	672
	February	679	6.50	6.65	146.6	109.6	374.6	5.5	65.7	678
	March	669	6.40	6.49	146.7	110.4	376.5	4.8	65.5	670
	April	678	6.60	6.64	146.7	110.6	377.0	4.6	65.4	667
	May	709	6.85	7.14	147.0	111.1	377.1	4.9	65.5	666
	June	715	7.05	7.24	147.0	110.7	380.3	4.9	66.1	679
	July	715	7.05	7.24	147.0	110.6	384.5	4.8	66.7	690
	August	715	7.05	7.24	148.0	110.1	391.5	4.6	67.8	696
	September	712	7.05	7.19	148.0	110.5	393.3	4.9	68.2	708
	October	728	7.25	7.44	148.5	110.5	393.9	5.2	68.5	714
	November	725	7.20	7.39	151.3	110.8	392.3	5.6	68.5	716
	December	734	7.35	7.54	151.3	111.1	392.6	5.5	68.4	717
2008	January	725	7.35	7.39	151.7	111.0	393.0	5.2	68.2	714
	February	718	7.25	7.29	152.4	111.4	390.4	4.9	67.5	718
	March	712	7.15	7.19	152.4	111.7	388.2	4.8	67.0	712
	April	700	6.95	6.99	154.0	112.4	387.5	4.7	66.8	711
	May	679	6.15	6.65	154.5	113.6	388.9	5.0	67.2	720
	June	710	6.95	7.15	155.0	114.1	390.6	4.9	67.4	725
	July	710	6.95	7.15	155.0	114.1	391.1	5.0	67.5	734
	August	691	6.65	6.85	157.1	113.5	391.4	4.7	67.2	737
	September	691	6.65	6.85		114.0	391.2	4.5	67.0	746
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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